



Housing and Affordability Advisory Committee (HAAC)

Monday, 6 April 2020

Online Meeting

Minutes

Meeting commenced at 6.40pm and concluded 7.35pm.

1. Present

Community members	Staff	Councillors
David Collins-White (DC-W - Chair)	Jon Atkins (JA - Convenor)	
Paul Adabie (PA)		
Rachael Haggett (RH)		

2. Chairperson - DC-W

3. **Acknowledgment of Country** - DC-W welcomed members to the meeting and provided an Acknowledgment of Country.

4. **Apologies** – Michael Zanardo (MZ) and Cllr Tom Kiat

5. **Disclosures of Interest** - No conflicts of interest were disclosed.

6. **Quorum** (minimum 4 members) - A quorum was not achieved.

7. Confirmation of Minutes and Actions

- Minutes for the 3 February 2020 meeting were endorsed unanimously.
- It was noted that all actions had been addressed except for:

Item	Description	Responsible	Status
Item 11 – Council Land	Mapping of carparks and depots.	MZ	Ongoing
Item 12 - Progressive Design Ideas for Affordable Housing	Advice to CEO on Progressive Design Ideas for Affordable Housing.	HB & MZ	Ongoing
Item 13 - Other Business	Submission on DAs and VPAs that contain no provision for affordable housing.	DC-W	Ongoing

Discussion of other agenda items

Item	Summary	Recommendations / Actions	Council's Response
Item 8 Council and the Coronavirus	<ul style="list-style-type: none"> JA provided an outline of changes to Council's work arrangements and services in response to the coronavirus. It was noted that the HAAC meetings scheduled for 1 June and 3 August are likely to be held online. 	Note: Future meetings have been put on hold pending Council review.	
Item 9 Boarding Houses and the Coronavirus	<ul style="list-style-type: none"> A Boarding House Roundtable meeting organised by the Newtown Neighbourhood Centre with help from Shelter NSW was held on 2 April 2020. Representatives from at least 10 government and non-government agencies joined the meeting. Sydney Local Health District (Sydney LHD) is preparing a health strategy to support and protect vulnerable residents. This includes Covid-19 testing, collaborative service development with councils and community centres, and screening and testing to be made available to people experiencing homelessness. Sydney LHD's strategy also involves a "flying squad" of nurses and health and social workers that will reach out to boarding house residents and homeless persons and provide rapid Covid-19 testing, flu vaccinations and contact tracing. Additional issues discussed included possible responses by Corrective Services and Federal government's announcement on a six month moratorium on evictions. 		
Item 10 Affordable Housing Fund	<ul style="list-style-type: none"> Advice had been received confirming the establishment of a 'VPA-Affordable Housing Fund' (AHF). The AHF is an internally restricted fund capturing (a) surplus rent (after expenditure on Strata levies, maintenance etc.) from Council's affordable housing units (b) VPA cash contributions for affordable housing and (c) any future cash contributions levied through <i>State Environmental Planning Policy No. 70 – Affordable Housing (Revised Schemes)</i> (SEPP 70). The fund is restricted to expenditure on affordable housing maintenance and affordable housing projects. Information on AHF will be provided in Council's yearly audited financial statements that cover all balance sheet accounts. Members asked questions regarding (i) who had control over the fund (ii) whether an audit of VPA affordable housing contributions had been made covering the last 10 years 	<ul style="list-style-type: none"> Members recommended that Council issue a Media Release on the establishment of the AHF. 	N/A

	and (iii) if a Program of Works setting out future expenditure priorities would be put in place. An attempt to obtain answers to these questions would be made.		
Item 11 Mapping of Council Land	<ul style="list-style-type: none"> It was noted that MZ had been provided with maps and data under license from Council to carry out the mapping of carparks and depots that may be suitable for affordable housing development. 	<ul style="list-style-type: none"> MZ to provide members with an update on progress made with the mapping project. That HAAC advise the CEO about land potentially available for affordable rental housing development once the mapping project is completed. 	N/A
Item 12 Affordable Housing Contribution Scheme Consultancy	<ul style="list-style-type: none"> An Affordable Housing Contribution Scheme (AHCS) was being prepared by consultants Judith Stubbs & Associates (JSA). The AHCS needed to comply with Department of Planning, Industry & Environment's (DPIE's) Guideline for Developing an Affordable Housing Contribution Scheme, Feb. 2019. Feasibility testing was being carried out in a number of precincts using DPIE's Viability Tool. 		
Item 13 Draft Local Environmental Plan	<ul style="list-style-type: none"> It was noted that the Draft Local Environmental Plan 2020 (Draft LEP 2020) was on public exhibition until 15 April 2020. The main aim of the Draft LEP 2020 is to consolidate the three existing LEPs and to align land uses and controls that apply across the LGA. There will be opportunities to incorporate references to affordable housing latter this year during the second phase of developing a consolidated planning framework. It was recommended that members examine affordable housing provisions in other councils' LEPs, especially the City of Sydney (Division 3) and Willoughby Council (Part 6, section 6.8) which include specific references to (i) definition of affordable housing (ii) precincts attracting affordable housing levies and (iii) each council's Affordable Housing Policy. 	<ul style="list-style-type: none"> That HAAC's 1 June 2020 meeting to discuss possible amendments to the Draft LEP 2020 relating to affordable housing. 	N/A
Item 14 Next meeting	<ul style="list-style-type: none"> An online meeting using Zoom is to be held on 1st June 2020 at 6.30pm. 	Note: Future meetings have been put on hold pending Council review.	